



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08675
Decision Date: 28/01/2026

Applicant:	Mr & Mrs Huw Thomas Glebelands Bungalow,, Mildenhall, Wiltshire, SN8 2LR
Particulars of Development:	Side extension and addition of first floor to existing bungalow.
At:	GLEBELANDS BUNGALOW, MILDENHALL, MARLBOROUGH, SN8 2LR

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason

- 1 By virtue of its excessive dormer width, flat roofed form and poor proportional relationship to the host roof, the proposal fails to achieve subservient additions, vernacular consistent roof forms, and the careful control of dormers and extensions required by the Mildenhall Conservation Area Design Code (Policy MARL12), which seeks to avoid inappropriate, dominant and visually intrusive alterations in this highly sensitive context. The scheme therefore represents poor design that does not respond positively to local character, contrary to MARL12 of the Marlborough Area Neighbourhood Plan, Core Policy 57 (i & iii) of the Wiltshire Core Strategy and the Wiltshire Design Guide (Appendix D), and is inconsistent with NPPF paragraphs 131 and 135, which require context-responsive, high-quality design.

Refusal Reason

- 2 The scale, bulk and form of the proposed dormer would appear incongruous and visually dominant, disrupting the simple, traditional roofscape and proportions that contribute to the significance of the Mildenhall Conservation Area; as such, the development fails to conserve or enhance the area's character as required by Policy MARL12's design code for the Conservation Area and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the absence of clear and

convincing justification or public benefits, the identified harm is not outweighed, and the proposal conflicts with Core Policy 58, NPPF Chapter 16, and the local conservation-led design guidance.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a householder planning decision: Overview - GOV.UK \(www.gov.uk\)](#)).